

**Planning Commission Meeting
Minutes
May 26, 2020
Via Tele-Conference**

MEMBERS PRESENT: Winfred Pieterse, Joan Schmid, William Gunter, Gerald Williams, Glenn Roberts, and Delores Gibson

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Trey Smith (Riverside Development), Ms. Lisa Ackerman (Georgetown County School District), & Ms. Jannette Graham (Howard Alumni President)

CITY STAFF: Matt Millwood & Debra Grant

- I. **Call to Order**
- II. **Public Hearing** (There was no one for Public Hearing)
- III. **Regular Meeting:** Mr. Gunter made a motion to close the Public Hearing and enter into the Regular Meeting; seconded by Mr. Roberts; the motion carried unanimously.
- IV. **Public Input:** None
- V. **Approval of Minutes** for February 25, 2020; Mr. Gunter made a motion to approve the minutes as written, seconded by Ms. Schmid; the motion carried unanimously.
- VI. **Commission Considerations:**
 1. **Consider and approve the partial subdivision plat of Richard Smith to subdivide part of the former Riverside PD tract, into four (4) small parcels at the end of Park Street, to be developed for residential use.** *(Tabled from PC meeting on 2/25/20)* **Matt Millwood/City Staff** read an email submitted by the applicant asking to postpone their application due to the COVID-19 and minor changes to the site plan they will not be fully prepared to present this evening and asked for a continuance until next month's meeting, the applicant also asked to meet with the TRC committee before coming back before this board. **Mr. Glenn Roberts/Board Member** said he appreciated the applicants asking for a delay, especially if it meant them not piece milling the project. **Mr. Gunter/Board member** said he agreed with Mr. Roberts and said he would not approve anything if it was not presented as a whole plan. **Mr. Trey Smith/Applicant** told the Board that he is new to the project and intend to do phases, however the overall plan will be approved, and a traffic study will be done. **Mr. Smith** said they had a TRC meeting and got a lot of answers concerning the project. **Mr. Smith** said he welcomed any concerns that the Board may have, so he could address them before coming back next month. **Mr. Pieterse/Board Chair** said he had concerns about the traffic study, green space, buffers, lot sizes, and how many lots are in the plans. **Matt** told Mr. Pieterse that this project is no longer a PD, but is now residentially zoned and does not require the green space, unless the owners wanted to provide something for the neighborhood. **Mr. Pieterse** asked what the acreage was for this development. **Mr. Smith** said there is approximately 11 high ground and a total of 35, he also said they will have a board walk for the neighborhood and some green space, even though it is not required. **Mr. Pieterse** asked how many buildable lots they have. **Matt** explained that the preliminary plans that were in the packets showed the buildable lots as well as the existing lots in Bay View. **Mr. Pieterse** said that cleared up questions he had on the amount of lots that were

going to be developed. **Mr. Glenn Roberts** said he hopes that the lot size and the number of people that are going to be living in at develop, as well as the traffic study is addressed. **Mr. Smith** said they are going to follow the traffic study of SCDOT to make sure all guidelines are followed. **Mr. Smith** said he does want the Commissioners to consider the duplex lots that are in the development, that they can be subdivided, if the buyers choose, he said some renderings will be submitted with some unique designs in next month's packets.

Motion: Mr. Pieterse made a motion to table this application until the June meeting, seconded by Mr. Gunter; the motion carried 6 to 0 by a roll call vote.

2. **Consider and recommend a rezoning of approximately 4.16 acres of land, owned by Georgetown County School District, located at 400 South Kaminski Street, from Residential (R2) to Public Service (PS).** **Matt Millwood/City Staff** told the board that Georgetown County School District sent in plans a few weeks ago to build a new maintenance facility on their property, the zoning currently is R2, although the R2 zone does allow schools it does not allow school accessory buildings, so staff contacted Ms. Lisa Ackerman and told her it needed to be rezoned to PS (Public Service), the school was previously rezoned PS, but this parcel was not. *(Matt referenced page 14 which shows the building and parking, and shows the demolition of an old building)* Staff is in favor of this plan. **Ms. Schmid/Board Member** asked about the existing residential properties that abut the property after the rezoning. **Matt** said there is a 6 ft. fence that is existing to buffer it from the residential properties. **Ms. Lisa Ackerman/Representative** said this is an effort to clean up the Howard campus, by removing some very old buildings and constructing a new building for the workers. New fencing is going to be done in the future to keep the buffer. **Ms. Gibson/Board Member** said she is looking forward to the renovations and is excited it is being done. **Ms. Jannette Graham/President of the Howard High Alumni Assoc.** said she received a letter notifying her of the rezoning and she wanted to know how the rezoning would affect the building they are housed in at 1623 Gilbert Street. **Matt** said this rezoning will not affect the property at 1623 Gilbert Street, the new construction will be done in the middle of the School District's property. **Ms. Ackerman** said their property is fenced in and this project will not affect 1623 Gilbert St. **Matt** told Ms. Graham to call him with any future questions or concerns.

Motion: Mr. Gunter made a motion to recommend the approval of the rezoning of approximately 4.16 acres from R2 (Residential 2) to PS (Public Service), seconded by Ms. Gibson; the motion carried 6 to 0 by a roll call vote.

VII. Board Discussion: Matt told the Board that they will have a meeting in June.

VIII. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*